

Existing Conditions

The project locus consists of two contiguous parcels of land, known as 39-41 Lincoln Street and 2-12 Prescott Street in Reading, Massachusetts. 39-41 Lincoln Street is a multi-story brick and wood retail-service building with a paved parking lot and limited landscaping. 2-12 Prescott Street is a four story wood frame warehouse-commercial building with a paved parking lot and no landscaping. The majority of the 36,296 square foot parcel is impervious. The parcel fronts on two streets, Lincoln and Farrington Streets with the main entrance of each of the buildings located on Lincoln and Prescott Streets. The sites are accessed from two existing curb cuts on Lincoln and Prescott Streets.

The site is bordered to the north and abutting both parcels, by an automotive repair center, northeast and across Lincoln Street, by a multi-unit commercial use building and the Reading Commuter Rail Station, to the northwest and across Prescott Street, to the southeast and southwest by multi-unit and single family homes. The locus is zoned S-15

The Assessor's lot identifications are 016.0-000-0224.0 and 016.0-0000-0226.0. The building is serviced by public water, public sewer and overhead power and communications from the Prescott and Lincoln Street public layouts. No existing site drainage was found servicing the sites. The sites drain overland uncontrolled into abutting streets and private properties.

The buildings have variable finished floor elevations and the topography of the site is limited and generally flat. A gently sloping parking lot behind the Prescott Street Building begins at a high elevation of 107 slopes towards Prescott Street at elevation 105 and also across the 39-41 Lincoln Street property to an elevation of 105 in Lincoln Street. The elevations are based on the NAVD88 Datum and the site is located entirely in a FEMA mapped Zone C.

Site soils are defined by the Natural Resources Conservation Service (NRCS) as Merrimac-Urban Land Complex. This soil type's drainage class is somewhat excessively drained and composed of 40% Urban Land, 40% Merrimac, 10% Sudbury, 5% Windsor and 5% Hinckley soils. See attached soils map and description.